

# **City of Detroit**

## **CITY COUNCIL**

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**  
**COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON**  
**COUNCIL MEMBER GABE LELAND, MEMBER**  
**COUNCIL PRESIDENT BRENDI JONES, (EX-OFFICIO)**

**Mr. Deonte Agee**  
**Assistant City Council Committee Clerk**

**THURSDAY, JANUARY 24, 2019**

**10:00 A.M.**

**A. ROLL CALL**

**B. APPROVAL OF MINUTES**

**C. PUBLIC COMMENT**

**D. 10:10 A.M. – PUBLIC HEARING – RE:** Request to Establish a Commercial Rehabilitation District on behalf of City of Detroit Planning and Development Department (#474), in the area of 81, 95, 107, 119 Garfield Street, Detroit, Michigan, in accordance with Public Act 210 of 2005. (**Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corporation**)

**E. 10:15 A.M. – PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 26 of the 1984 Detroit City Code, *Housing*, by adding Article V, *Fair Chance Access to Rental Housing*, consisting of Sections 26-5-1 through 26-5-20, and to provide for the maintenance and protection of the health, safety and general welfare of the public and to provide citizens with criminal records a fair opportunity to secure housing by regulating the use of criminal background checks as part of the tenant screening process, thereby facilitating reintegration into society and reducing the likelihood those citizens will reoffend; to establish that the City undertaking is limited to promotion of the general welfare; to set forth definitions and applicability of the article; to regulate the use and inquiry of criminal convictions by housing providers; to establish standards for adverse action; to set forth exceptions to this housing decisions; to require individualized assessments in certain circumstances; to set forth notice and posting requirements for

housing providers; to establish guidelines for maintenance of records by housing providers; to protect the exercise of rights and protect the exercise of rights and prohibit retaliation; to require community outreach; to set forth confidentiality provisions; to establish implementation and enforcement provisions, including penalties for violations; and to establish administrative rules and annual reporting requirements. (**Buildings, Safety Engineering and Environmental Department; Civil Rights Inclusion and Opportunity Department; Detroit Police Department; Law Department**)

**F. 10:30 A.M. – DISCUSSION – RE:** City Council Quarterly Report, 1<sup>st</sup> Quarter FY 2019 & 2<sup>nd</sup> Quarter FY 2019, Detroit Land Bank Authority. (**Ms. Saskia Thompson, Executive Director, Detroit Land Bank and Mr. David Whitaker, Director, City Council's Legislative Policy Division**)

**G. 10:50 A.M. – CONTINUED DISCUSSION – RE:** Community Benefits Ordinance Amendments (**Legislative Policy Division**)

**UNFINISHED BUSINESS**

1. Status of **Council Member Scott Benson** submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. (**BROUGHT BACK AS DIRECTED ON 1-17-19**)
2. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Outreach for Future Carpentry Trade School site. (**BROUGHT BACK AS DIRECTED ON 1-17-19**)
3. Status of **Legislative Policy Division** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. (**FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING? (BROUGHT BACK AS DIRECTED ON 1-10-19)**)
4. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Formation of Housing Trust Fund Advisory Board. (**BROUGHT BACK AS DIRECTED ON 1-10-19**)
5. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. (**BROUGHT BACK AS DIRECTED ON 1-10-19**)
6. Status of **Council Member Scott Benson** submitting memorandum relative to Development Incentives Flow of Funds. (**BROUGHT BACK AS DIRECTED ON 1-10-19**)

7. Status of Legislative Policy Division submitting report relative to Summary of the Detroit Land Bank Authority First Quarter FY 2019. (**The Detroit Land Bank Authority (DLBA) submits a quarterly report to the City Council which provides an overview of the activity of the entity. The report primarily breaks down the various divisions of the DLBA which include the Finance Department, Inventory Department, Disposition Department, Demolition Department, Legal Department and Community Affairs Department. LPD is providing a summary which attempts to reflect the most pertinent issues or new information that is derived from within the quarterly report.**) (BROUGHT BACK AS DIRECTED ON 1-10-19)
8. Status of Planning and Development Department submitting reso. autho. Declaration of Surplus and Transfer of Jurisdiction Lodge Playfield (a/k/a 8901 Van Dyke). (**The Detroit Parks and Recreation Department has indicated to the Planning and Development Department (P&DD) that the above captioned property, 8901 Van Dyke, is no longer appropriate to their needs. The Recreation Department has requested that P&DD assume jurisdictional control over the property, so that it may be marketed for sale and development.**) (BROUGHT BACK AS DIRECTED ON 1-10-19)
9. Status of Housing and Revitalization Department submitting reso. autho. Establishment of a Neighborhood Enterprise Zone as requested by AK Owner, LLC in the area of 7430 Second Avenue, Detroit, MI, in accordance with Public Act 147 of 1992. (**Petition #493) (PUBLIC HEARING HELD ON 10-25-18 BROUGHT BACK AS DIRECTED ON 1-10-19**)
10. Status of Detroit Land Bank Authority submitting report relative to City Council Quarterly Report, 1<sup>st</sup> Quarter FY 2019, Detroit Land Bank Authority. (**During the 1<sup>st</sup> Quarter of FY2019 we sold a total of 440 properties through our various sales pipelines including Action, Own-it-Now, and Community Partners. This quarter we also sold 499 Side Lots, allowing us to celebrate having sold over 10,000 Side Lots since the program was founded. The entire team at the DLBA remains focused on applying proactive strategies to put the publicly-owned parcels we manage back into productive use. We ended this quarter with 94,562 properties in inventory, of which 28,798 are structures and 65,764 are vacant lots.**) (BROUGHT BACK AS DIRECTED ON 10-25-18)

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following Office of Contracting and Procurement Contracts:

11. Submitting reso. autho. **Contract No. 6001773 - 100% Federal Funding – To Provide Safe, Emergency Housing for Single Men. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson, Detroit, MI 48201 – Contract Period: Upon**

City Council Approval through December 31, 2019 – Total Contract Amount: \$100,000.00.  
**HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

12. Submitting reso. autho. **Contract No. 6001794** - 100% Federal Funding – To Provide Emergency Shelter for Women, and Children who have Survived Domestic Violence. – Contractor: YWCA Interim House – Location: PO Box 21904, Detroit, MI 48221 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$50,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**
13. Submitting reso. autho. **Contract No. 6001182** - 100% Federal Funding – AMEND 2 – To Provide Legal Assistance to Prevent Low Income Detroit Residents from Evictions. – Contractor: United Community Housing Coalition – Location: 220 Bagley, Ste. 224, Detroit, MI 48226 – Contract Period: Upon City Council Approval through December 31, 2019 – Contract Increase: \$357,540.00 –Total Contract Amount: \$457,540.66. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**
14. Submitting reso. autho. **Contract No. 6001802** - 100% Federal Funding – To Provide Legal Services of Case Management, Housing Stability, Rent and Utility Assistance for Residents. – Contractor: Neighborhood Legal Services Michigan – Location: 7310 Woodward, Ste. 701, Detroit, MI 48202 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$200,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**
15. Submitting reso. autho. **Contract No. 6001803** - 100% Federal Funding – To Provide Shelter, Food, Clothing, Job and Living Skills, and Education to Homeless Male and Female Youth. – Contractor: Covenant House of Michigan – Location: 2959 Martin Luther King, Detroit, MI 48208– Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$90,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

#### **DETROIT LAND BANK AUTHORITY**

16. Submitting report relative to City Council Quarterly Report, 2<sup>nd</sup> Quarter FY 2019, Detroit Land Bank Authority. **(The DLBA programs continue to work together to strengthen Detroit's housing market and increase overall property values. Year over year, average multiple listing sale prices increased 22% between 2017 and 2018. In 2018, there were 1,221 mortgages issued within Detroit compared to only 490 in 2017, further evidence that the housing market in our city continues to improve. The sale of lots and structures conducted by the DLBA are an important component of this**

**trend.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

**HOUSING AND REVITALIZATION DEPARTMENT**

17. Submitting reso. autho. Request to Amend the 2018-19 General Fund Budget and Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2017-18. **(The Housing and Revitalization Department (HRD) hereby request the authorization to amend the 2018-19 General Fund Budget and the Community Development Block Grant (CDBG) Annual Action Plan for FY 2017-18. The funds targeted for reprogramming consist of an exchange of funding with the General Fund Senior Home Repair Program and Detroit Employment Solutions Corporation (DESC). These funds will be replaced with the 2017-18 CDBG funding.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

18. Submitting reso. autho. Annual HOME, CDBG, NSP Awards Modification and Subordination. **(The City of Detroit (“City”), through the Housing and Revitalization Department (“HRD”), makes annual funding available for “ready-to-proceed projects” from HOME, NSP and CDBG federal funds allocated to the City through the U.S. Department of Housing and Urban Development (“HUD”). HRD has continued to work closely with HUD to meet required commitment and disbursement deadlines for ongoing projects approved by the City.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

19. Submitting reso. autho. Property Sale, 1752 Helen, Detroit, MI 48207. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Carlita Buffington (the “Purchaser”), to purchase certain City-owned real property at 1752 Helen (the “Property”) for the purchase price of Two Thousand and 00/100 dollars (\$2,000.00). The Purchaser intends to use the property as a green space and a garden for her adjacent property located at 1758 Helen. Currently, the Property is within a R2 zoning district (two-family residential district). Carlita Buffington’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

20. Submitting reso. autho. Property Sale, 4503 Michigan, Detroit, MI 48210. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Dave Kwiatkowski (the “Purchaser”), to purchase certain City-owned real property at 4503 Michigan, Detroit, MI (the “Property”) for the purchase price of Sixty Three Thousand and 00/100 dollars (\$63,000.00). The Purchaser recently purchased a property located at 4639 Michigan, which he intends to develop into a bakery and commissary, he intends to use this Property as a parking lot for that location. Currently, 4503 Michigan is within an M4 zoning district (Intensive Industrial District). The Purchaser’s use of the Property shall be consistent with the**

**allowable uses for which the Property is zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

21. Submitting reso. autho. Assignment and Consent Agreement, Development: 1301, 1312 and 1313 Seward. **(On January 13, 2009, your Honorable Body authorized the sale of the above-captioned property, 1301, 1312 and 1313 Seward, to S&S Development Group, LLC, a Michigan Limited Liability Company, for the purpose of constructing approximately fifty-four (54) residential condominium units with parking and appropriate landscaping. The development was not completed due to previous downturns in the housing markets. In order to secure financing, S&S Development Group formed Merrill Development, LLC, a new development entity. The Planning and Development Department is now in receipt of a request by Merrill Development to assume the interest of S&S Development Group and complete the development. Merrill Development has requested the deadline for the start of construction be extended to December 1, 2019 and an extension of the development period to November 25, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**
22. Submitting reso. autho. Amended Sale of Wayne County Tax Foreclosed Properties, United Community Housing Coalition. **(Under the Program, a total of five hundred nineteen (519) occupied properties (the "Properties") are to be sold by the City to UCHC for a purchase price of \$1,870,370.34 (the "Purchase Price"). To date, UCHC has raised \$1,647,514.00 for acquisition of the Properties from the following sources: (1) philanthropic support (Quicken Loans Community Fund and JP Morgan Chase), (2) deposits received by qualified participants in the Program and (3) settlement funds from the City related to a case with the American Civil Liberties Union Fund of Michigan. The Planning and Development Department is hereby requesting that the Purchase Price be reduced to match the funding raised to date by UCHC for the Program. We, therefore, respectfully request that your Honorable Body adopt the attached resolution that reduces the Purchase Price to \$1,647,514.00 in support of this important City Program.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**

**MISCELLANEOUS**

23. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**
24. **Council Member Roy McCalister Jr.** submitting memorandum relative to Wayne County Circuit Court's Decision Reference City of Detroit Zoning Ordinance, Section 61-4-72 regarding the Medical Marijuana Dispensary. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-24-19)**